

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
April 23, 2003 Item 3.c.

File Number
PDC02-078

Application Type
Planned Development Rezoning

Council District
5

Planning Area
Alum Rock

Assessor's Parcel Number(s)
484-02-009, -008, -010, -011

PROJECT DESCRIPTION

Completed by: Elena Lee

Location: Southeast corner of Jackson Avenue and Madden Avenue

Gross Acreage: 0.94

Net Acreage: 0.94

Net Density: 69.1 du/ac

Existing Zoning: R-1-8 Residence

Existing Use: Detached single-family residences and vacant

Proposed Zoning: A(PD) Planned Development

Proposed Use: Up to 65 attached single-family attached residential units

GENERAL PLAN

Completed by: EL

Land Use/Transportation Diagram Designation
High Density Residential (25-50 DU/AC) (existing)
Transit Corridor Residential (20+) (pending; effective 5/15/03)

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: EL

North: Office and Multi-family residential

A(PD) Planned Development and CO Commercial Office

East: Single-family and Multi-family residential

A(PD) Planned Development and R-M Residential

South: Multi-family residential

A(PD) Planned Development and R-M Residential

West: Office and Multi-family residential

CO Commercial Office and R-M Residential

ENVIRONMENTAL STATUS

Completed by: EL

☐ Environmental Impact Report found complete
☒ Negative Declaration circulated on February 26, 2003
☐ Negative Declaration adopted on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: EL

Annexation Title: Alum Rock No. 5

Date: 9/17/71

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date:

Approved by: _____
☐ Action
☐ Recommendation

APPLICANT/OWNER/DEVELOPER

Falk Construction
Attn: David Falk
80 Tanforan Avenue, Suite 15
South San Francisco, CA 94080

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: EL

Department of Public Works

Please see attached memorandum

Other Departments and Agencies

Please see attached memorandum from the Police Department, the Environmental Services Department, Santa Clara Water District, Santa Clara County, the Fire Department and the Valley Transportation Agency

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Falk Construction, is requesting a Planned Development Rezoning from R-1-8 Residential Zoning District to A(PD) Planned Development Zoning District to allow up to 65 single-family attached dwelling units on the subject property. The rezoning would allow a building height of up to 75 feet.

The subject site is rectangular in shape and approximately 0.94 gross acres in size. The project site is currently developed with six single-family residences and accessory structures. The site is bounded by Madden Avenue to the north, Jackson Avenue to the east, multi-family development to the south and single-family dwellings to the east. The uses across Madden Avenue to the north include office and multi-family residential. The Regional Medical Center of San Jose and associated office uses are located to the west across Jackson Avenue. The site is within close proximity to the Downtown/East Valley Transit Project, which is located within the Santa Clara Street/Alum Rock Avenue Transit-Oriented Development Corridor (TOD). Although station locations for this TOD have not been finalized, the subject site is within one-quarter mile of the proposed Jackson Station. The general area is developed with a mix of office, single-family residences and multi-family residences.

Project Description

The proposed project would include up to 65 single-family attached dwelling units in a single building. The majority of the building would be 5 stories tall above sub-grade parking garage on a podium. Some portions of the building along the perimeter elements would be 2-4 stories tall to break up the massing and to provide a more appropriate interface to less intensive adjacent uses. Vehicular access to the parking level would be provided at the northeast corner of the site from Madden Avenue. The ground level units have individual stoop entries from the street. The interior units face a landscaped courtyard area.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was issued for the project on February 26, 2003. The primary environmental issues that were addressed include 1) noise and 2) historic impact. The noise report

prepared for the project concluded that the proposed project, with standard mitigation included, would not be subjected to significant noise impacts from traffic along Madden Avenue and Jackson Avenue. A historic report was prepared for the six single-family residences proposed for demolition. The report concluded that the structures are not historically significant.

GENERAL PLAN CONFORMANCE

The City Council approved a General Plan Amendment at the April 15, 2003 hearing to change the Land Use/Transportation diagram designation from High Density Residential (25-50 DU/AC) to Transit Corridor Residential (20+ DU/AC) to allow higher density on the site. The City Council also approved an associated General Plan Text Amendment increasing the maximum building height from 50 feet to 75 feet. The new General Plan designation and height limit will be effective on May 15, 2003. The density of the proposed development (69.1 DU/AC) is consistent with the new Transit Corridor Residential (20+ DU/AC) designation.

ANALYSIS

The primary issues with this project are conformance to the *Residential Design Guidelines* (RDG) and compatibility with the neighborhood.

Residential Design Guidelines

The proposed project substantially conforms with the recommendations of the *Residential Design Guidelines* for a podium cluster project in regards to building design/architecture, setbacks/perimeter treatment, landscaping, parking and open space, as discussed below.

The RDG recommends that podium cluster housing be designed to provide a well articulated façade and maintain a pedestrian scale if it is located in an urban setting. The project will be articulated with a variation in height from 2-5 stories and with a variety of roof forms. Metal canopies and cornices along the windows provide some architectural detailing. Pedestrian scale stoop entries are also included to reflect the location's urban character. The building utilizes a variety of materials, including wood outriggers, brick accents, and stone to provide visual interest. The building has been designed to be architecturally complementary to the adjacent uses and in particular with the Mexican American Community Services Agency (MACSA) building, located across Madden Avenue.

A planned development zoning was approved recently for the adjacent property to the east to allow a five-unit court home project. The developer is working to acquire this property to incorporate it into this development. This zoning is designed to complement development of either single-family or multi-family uses on the adjacent property.

The project incorporates a 15-foot setback along Madden Avenue and an 18-foot setback along Jackson Avenue, both slightly less than recommended by the Guidelines. However, there are several circumstances that make reduced setbacks appropriate for this site. The reduced setbacks are appropriate to increase the urban street presence of the development. The reduced setback enables the placement of stoop entries, which gives building a more urban look and which will encourage transit use. The smaller front setbacks for this corner site also will allow the building to be designed to include a larger common open space area in the interior, which will provide more privacy and a less noisy recreation environment for the residents.

The project will include landscaping along the edges of its perimeter, including the edge of the driveway on Madden Avenue and the rear that is adjacent to the apartment complex. The rear (south) setback, which faces the parking stalls of the adjacent apartment complex, will be 5 feet, as recommended by the RDG. The eastern building setback will be 20 feet. The RDG recommends a driveway setback of 10 feet. Due to the size and design constraints of the site, it may be difficult to provide a 10-foot setback. The development will be required to provide a minimum 5-foot setback with lush landscaping. However, the applicant has stated that an effort will be made to provide the recommended 10-foot setback.

The development will provide a landscaped internal courtyard above the podium structure. The courtyard landscaping is of sufficient quality to conform the RDG's recommendation to mask the artificial character of the podium. Common and private open space will be provided at the recommended square footage: 60 square feet of private open space in the form of balconies/porches and 6,500 square feet of common open space. Parking will also be provided per the Residential Design Guideline's recommendation.

Neighborhood Compatibility

The proposed single-family attached development (69.1 DU/AC) will be compatible with the existing neighborhood, which contains a mix of densities and uses. This project also provides an opportunity to increase the density on an underutilized site through infill development. Landscaping along the property lines will provide an adequate buffer to protect the privacy of the adjacent dwellings. As mentioned above, the zoning will require that the roof mass will be gradually stepped back from any adjacent single-family uses along the eastern boundary to respect the lower density use. In addition, the eastern edge of the property faces the adjacent use's driveway, which provides an additional buffer for the neighboring properties. The project will act as an appropriate transition between lower density residential projects and the commercial development along Jackson Avenue. Staff will work with the applicant at the Planned Development stage to ensure a high quality architectural treatment and landscaping to address the potential visual impacts from the reduced setbacks.

PUBLIC OUTREACH

A community meeting for the project was held on February 20, 2003. The meeting was held at the Mexican American Community Services Agency building across from the project site. The meeting was held at the Mexican American Community Services Agency (MACSA) building across from the project site. The attendees generally expressed support for the project. The attendees generally expressed support for the project.

Notices for the Draft Mitigated Negative Declaration and the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City web site. Staff has been available to discuss the project with members of the public.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the anticipated San Jose 2020 General Plan Land Use/Transportation Diagram designation of Transit Corridor Residential (20 + DU/AC).

2. The proposed project conforms to the Residential Design Guidelines.
3. The project furthers the goal and objectives of the City's infill housing strategy and will promote transit usage.
4. The proposed zoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

Attachments

cc: HMM Engineers, Inc. Attn: John Moniz. 1570 Oakland Road, Suite 200. San Jose, CA 95131.
Kurt Anderson. 18420 Hernandez Ave. Monte Sereno, CA 95030.

EL/11/207-02